



# **New Courthouse Project Design Update**

## **SNOHOMISH COUNTY COURTHOUSE**

# County Council Meeting

## New Snohomish County Courthouse

### Agenda

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- **Introduction and Overview**
  - Heery
  - Langer
- **Programming & Schematic Design Overview**
- **Cost & Value Analysis Process & Outcome**
- **Courthouse Functional Floor Plans**
- **Building Massing/Image**

# Heery International

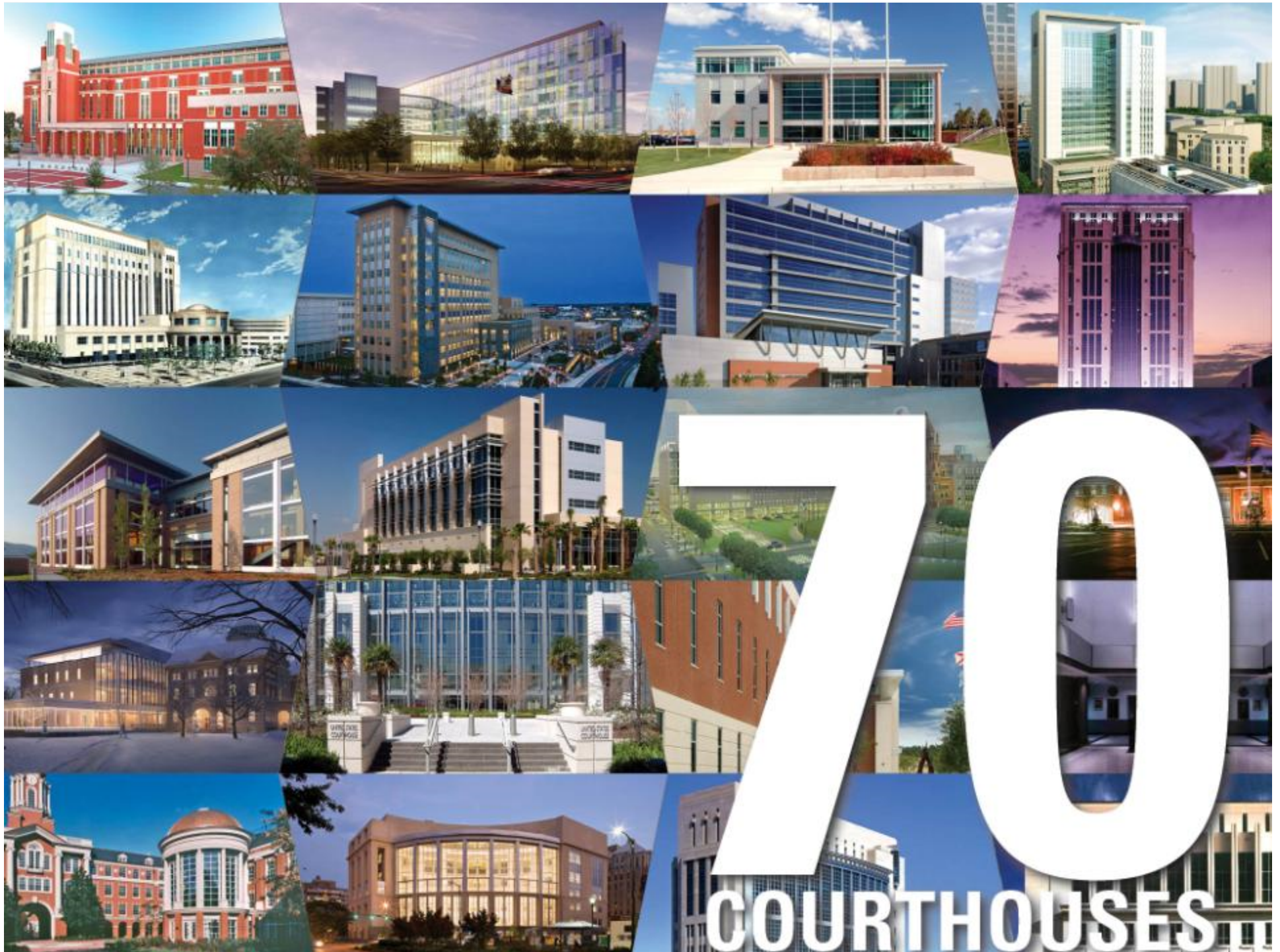
EXCELLENCE IN  
COURTHOUSE DESIGN





**14,000,000 sq. ft**











**\$1.5b**  
**CONSTRUCTION COSTS**





## UNITED STATES COURTHOUSE Jacksonville, Florida

**CLIENT:**

U.S. Government, GSA Region 4

**PROJECT DELIVERY:**

Design-Bid-Build

**SIZE:**

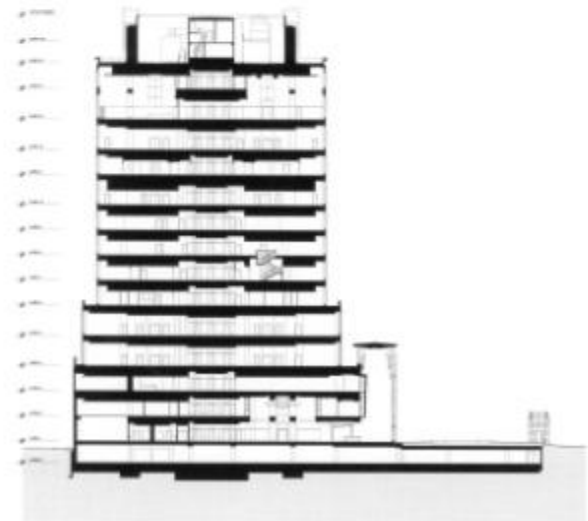
404,000 SF

**COMPLETED:**

2003

**SERVICES:**

Design





## **BROWARD COUNTY COURTHOUSE** Fort Lauderdale, Florida

**CLIENT:**  
Broward County

**PROJECT DELIVERY:**  
Design-Bid-Build

**SIZE:**  
963,000 SF

**COMPLETED:**  
2016 (estimated)

**SERVICES:**  
Design





## UNITED STATES COURTHOUSE Sacramento, California

**CLIENT:**

U.S. Government, GSA Region 9

**PROJECT DELIVERY:**

Design-Bid-Build

**SIZE:**

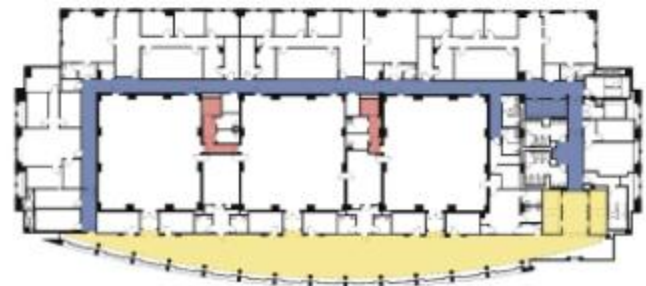
743,152 SF

**COMPLETED:**

1999

**SERVICES:**

Design





## OSCEOLA COUNTY COURTHOUSE EXPANSION / RENOVATION Kissimmee, Florida

**CLIENT:**

Osceola County

**PROJECT DELIVERY:**

Design-Bid-Build

**SIZE:**

247,000 SF New Construction

18,000 SF Historic Restoration

87,000 SF Renovation

**COMPLETED:**

2001

**SERVICES:**

Design







## LAKE COUNTY JUDICIAL CENTER EXPANSION / RENOVATION Tavares, Florida

**CLIENT:**

Lake County Board of Commissioners

**PROJECT DELIVERY:**

Design-Bid-Build

**SIZE:**

168,000 SF Addition

120,000 SF Renovation

**COMPLETED:**

2009 -

Tax Collector / Property Appraiser  
Facility, Parking Garage

2013 -

Courthouse Addition / Renovation

**SERVICES:**

Design



## UNITED STATES COURTHOUSE

### Orlando, Florida

**CLIENT:**

U.S. Government, GSA Region 4

**PROJECT DELIVERY:**

Design-Bid-Build

**SIZE:**

355,000 SF

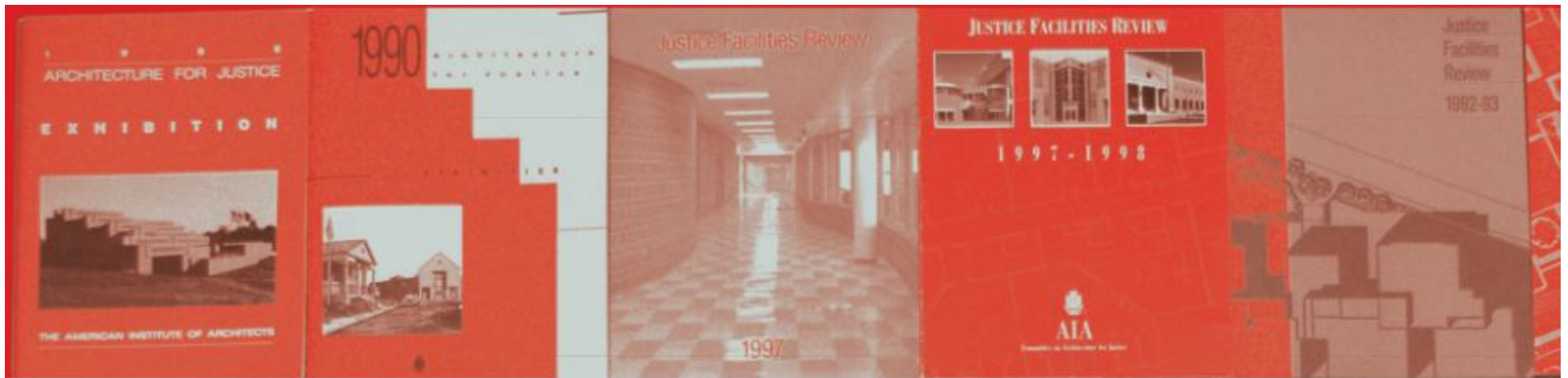
**COMPLETED:**

2007

**SERVICES:**

Design



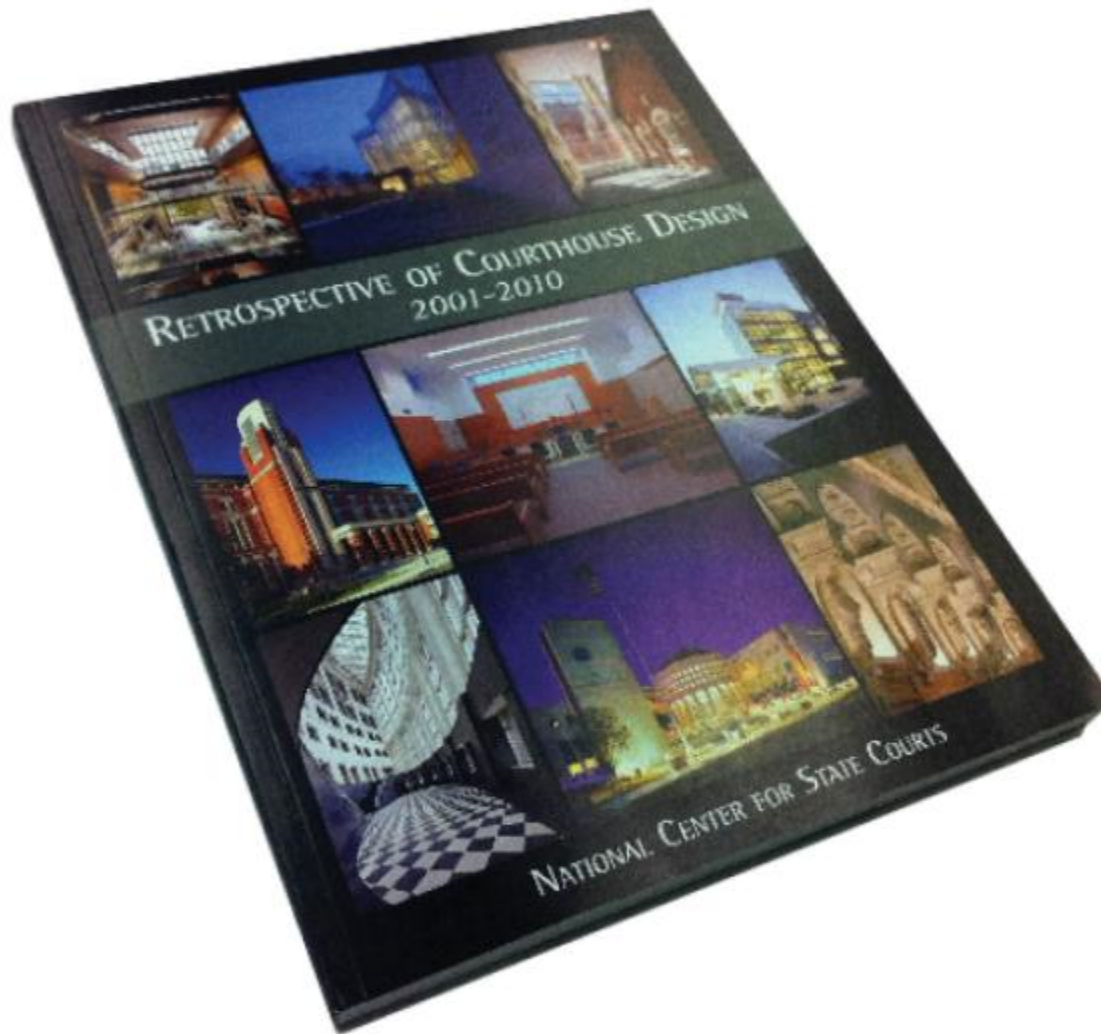


**Heery Design's Justice Projects have been recognized continuously since 1988 by the AIA's Academy of Architecture for Justice in their annual Justice Facilities Review design awards.**





# RETROSPECTIVE OF COURTHOUSE DESIGN



OSCEOLA COUNTY



JACKSONVILLE FEDERAL



RICHMOND FEDERAL



LAKE COUNTY



HAYWOOD COUNTY



ORLANDO FEDERAL

The work from Heery's national justice studio was featured in the National Center for State Court's Retrospective of Courthouse Design [2001-2010] with six projects included in the publication.

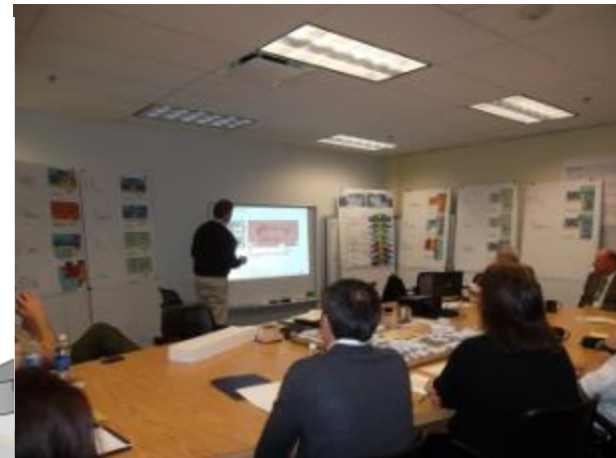
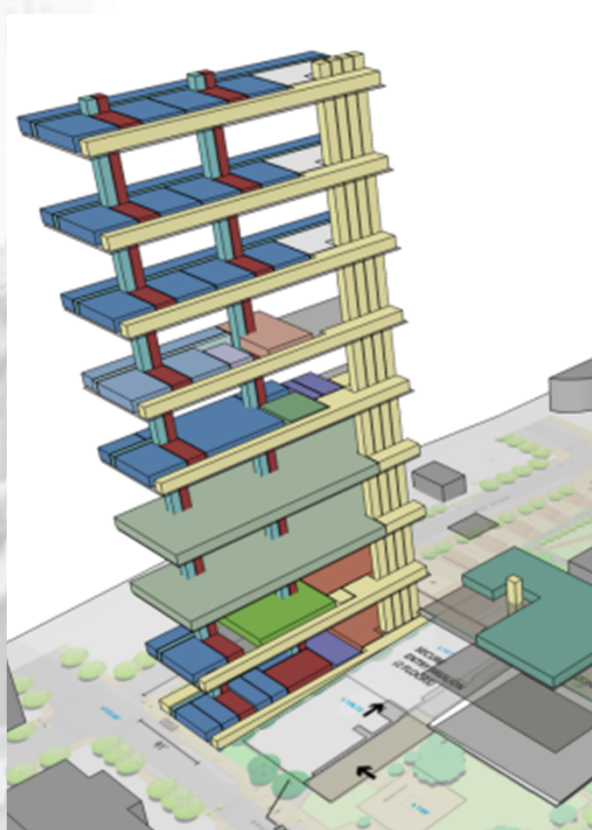
# Cost Estimating Experience

## Langer Consulting

John Langer, AVS Principal

- 45 years of professional construction experience
- 23 years in cost estimating
- Completed over 115 VA studies
- Courthouse and Detention Facility Experience
- Work with Snohomish, King, and Pierce Counties, as well as over 50 other public agencies

# Programming & Schematic Design

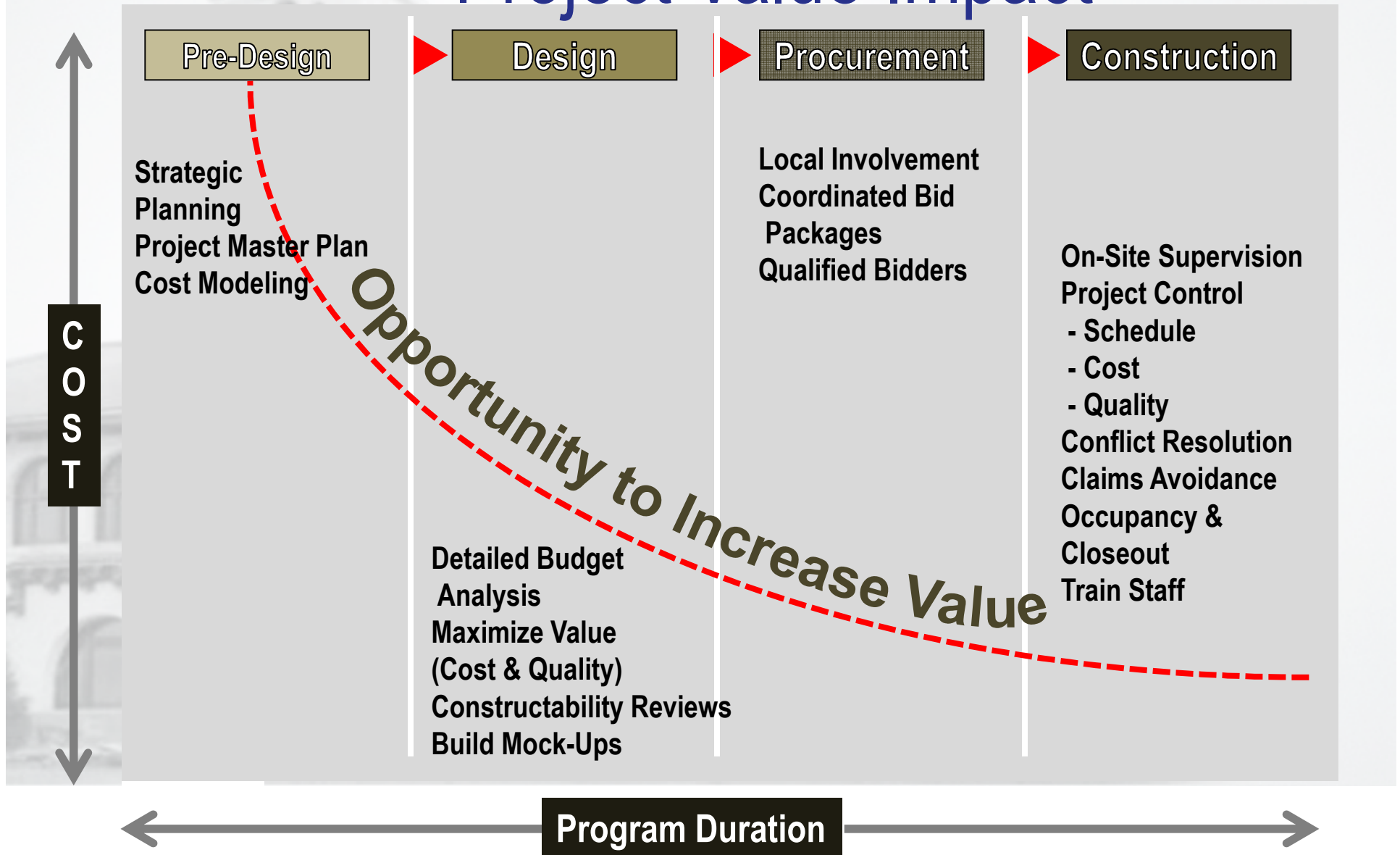




# Cost & Value Analysis

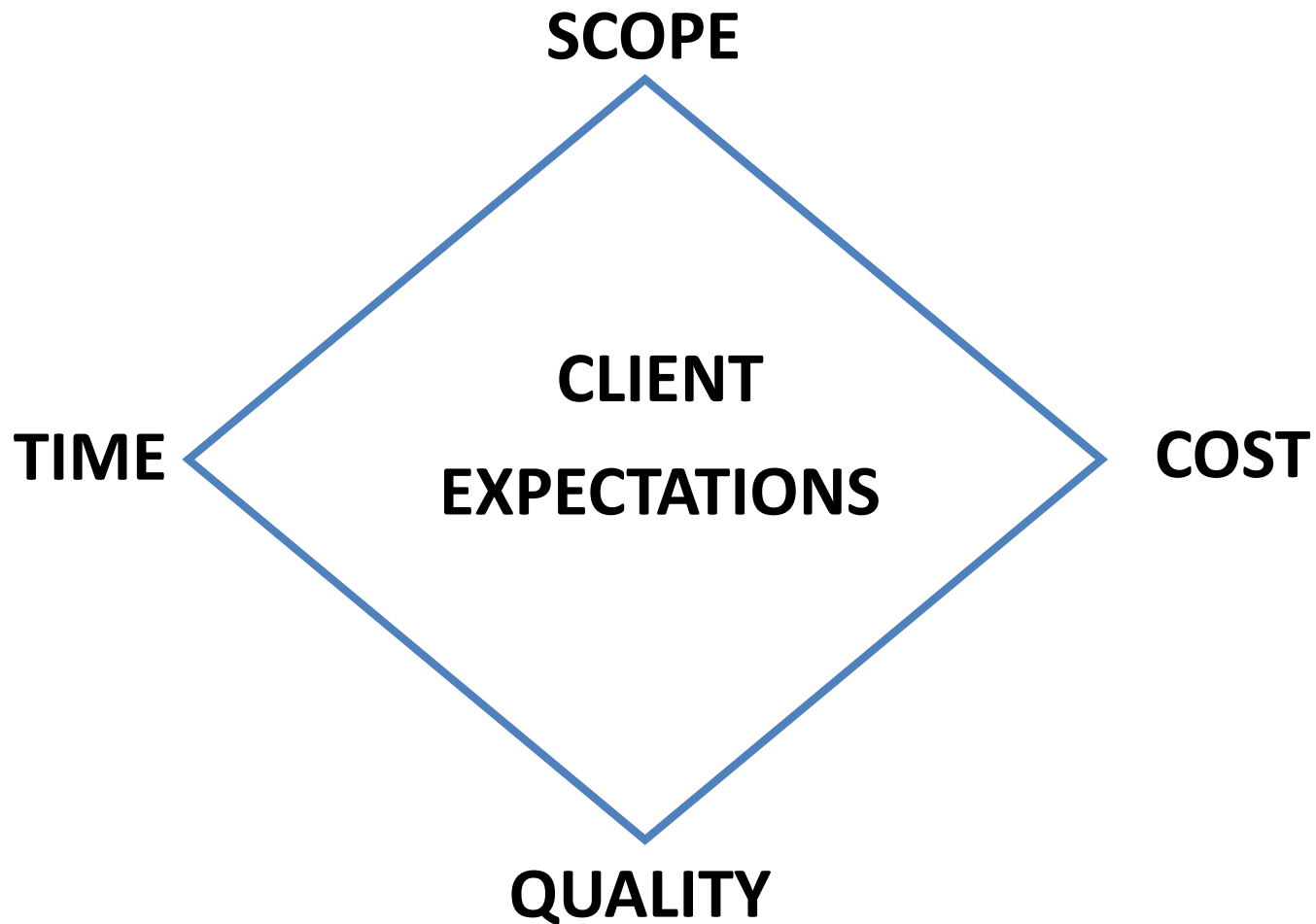
- **Overview of Schematic Design Estimate  
Heery & Langer**
- **Cost Reconciliation**
- **Project Scope Reconciliation**
- **Project Area Reconciliation**
- **Value Analysis Workshop**

# Project Value Impact





# Value Analysis Methodology





# Cost Estimate Review

- **3rd party consultant review of SD estimate for completeness and organization**
- **Analyzed unit prices and quantities and validated against scope**
- **Comparative analysis of costs for 26 Courthouses completed nationally since 2008**
- **Independent contractor review of project-specific pricing, escalation, and market conditions**



# Value Analysis Study

## Value Analysis Goals

*Optimize Process and Performance, Maximize Taxpayer  
Return on Project Investment.....*

- **Formal process**
- **5 day workshop**
- **Incorporates independent consultants and stakeholders**
- **Identify and analyze functions of facility**
- **Develop alternatives**
- **Analyze Value = Function / Cost**
  - **Improves the function and maintains quality at the least cost**
- **Prepare and submit recommendations**



# Value Analysis Execution

- Information gathering
  - Review of the project, process, or product
  - Identify goals, objectives, and scope
  - Collect required background information
- Function analysis
  - Define study elements by what do they do and what they must do to meet requirements
- Creative speculation/alternate idea generation
  - Creative techniques to identify alternative approaches
- Evaluation
  - A structured process to select alternative approaches that could best meet project functional requirements
- Development
  - Documentation of selected alternatives
- Implementation
  - Present alternative proposals
  - Assist in decision-making
  - Reporting



# Value Analysis Outcome

- **A Courthouse That Meets Program Needs**
- **A Courthouse That Is Efficient, Maintainable And Expandable**
- **A Courthouse Project That Is On Budget ...**

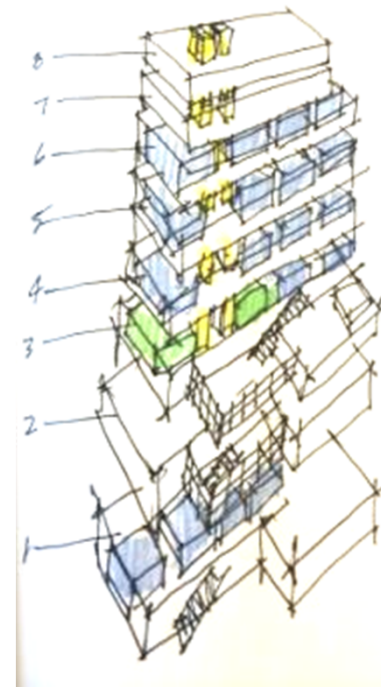
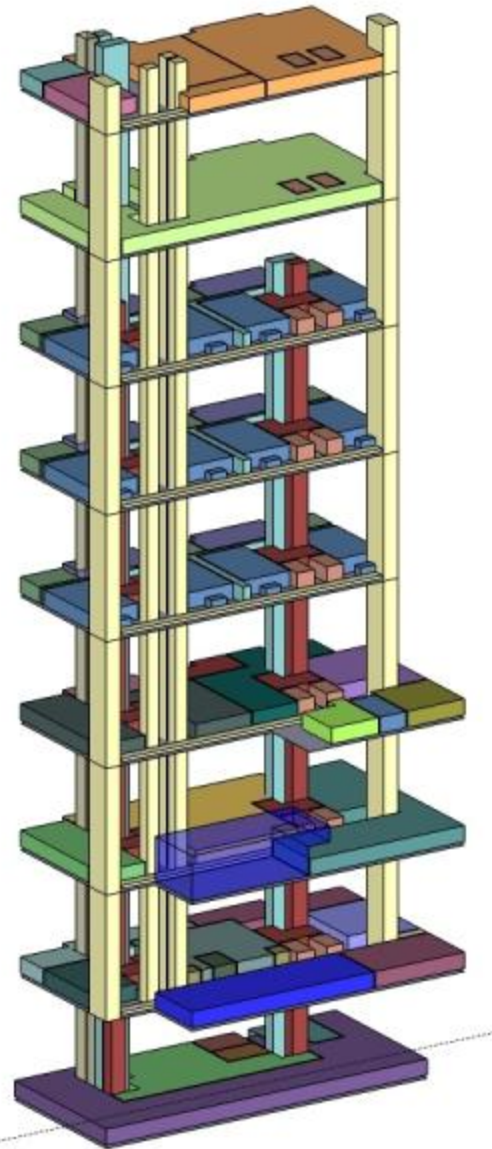




# Value Analysis Outcome

- **Functional Restacking of the Courthouse**
- **Alternate Site Strategy**
- **Simplified Building Massing and Improved Constructability**

# Alternate Functional Stacking



# Alternate Site Strategy

SITE PLAN



# Floor Plan Summary

- Prosecuting Attorney
- Superior Court Administration

**8**

- Prosecuting Attorney

**7**

- Superior Courts [4 courtrooms]

**6**

- Superior Courts [4 courtrooms]

**5**

- Superior Courts [4 courtrooms]

- District Courts[2 courtrooms] & Hearing

**4**

- Presiding Judge/ Criminal Hearings

- Law Library/ Office of Public Defense

**3**

- District Court Clerk

- Customer Service Center

- Superior Court Clerk

**2**

- Commissioner Courts [4 courtrooms]

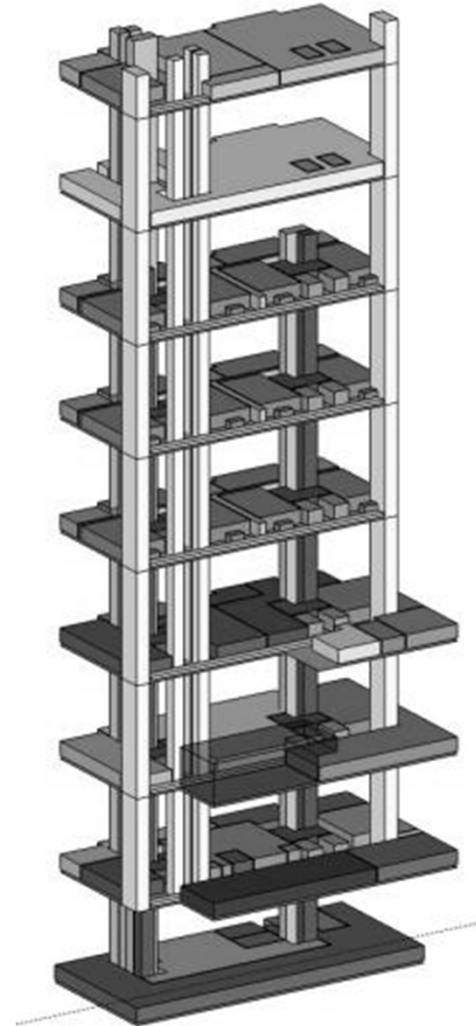
**1**

- Jury Assembly

- Court Transfer

- Building Services

**B**



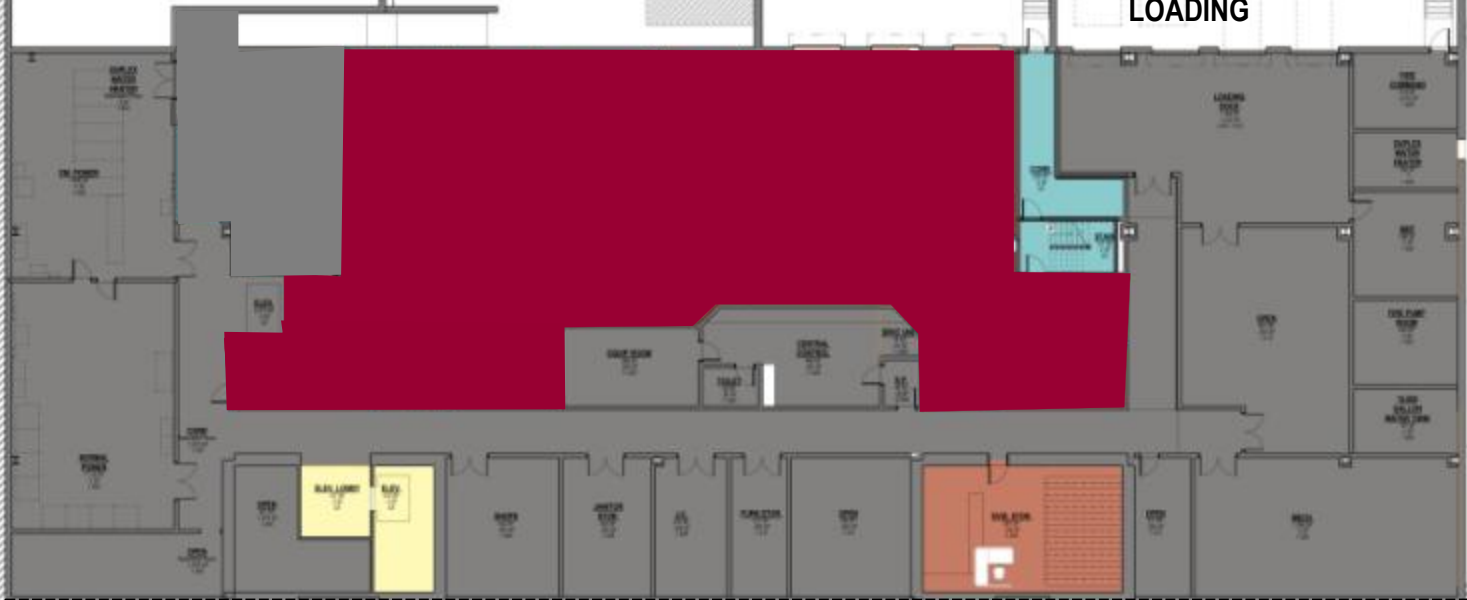


# BASEMENT PLAN

SECURE PARKING

LOADING

- Department Legend
- BLDG SUPPORT
  - INMATE
  - JUDICIAL
  - PUBLIC
  - SECURE HOLDING
  - SUPERIOR CLERK



# LEVEL 1

- Department Legend
- BLDG SUPPORT
  - COURT SUPPORT
  - COURTS
  - CUSTOMER SERVICE-SCA
  - INMATE
  - JUDICIAL
  - JURY ASSEMBLY
  - OPEN
  - PUBLIC
  - SECURE HOLDING
  - STAFF
  - SUPERIOR COURT ADMIN

COMMISSIONER  
COURTROOM

COMMISSIONER  
COURTROOMS

DRUG COURT

STAFF SUPPORT

JURY ASSEMBLY

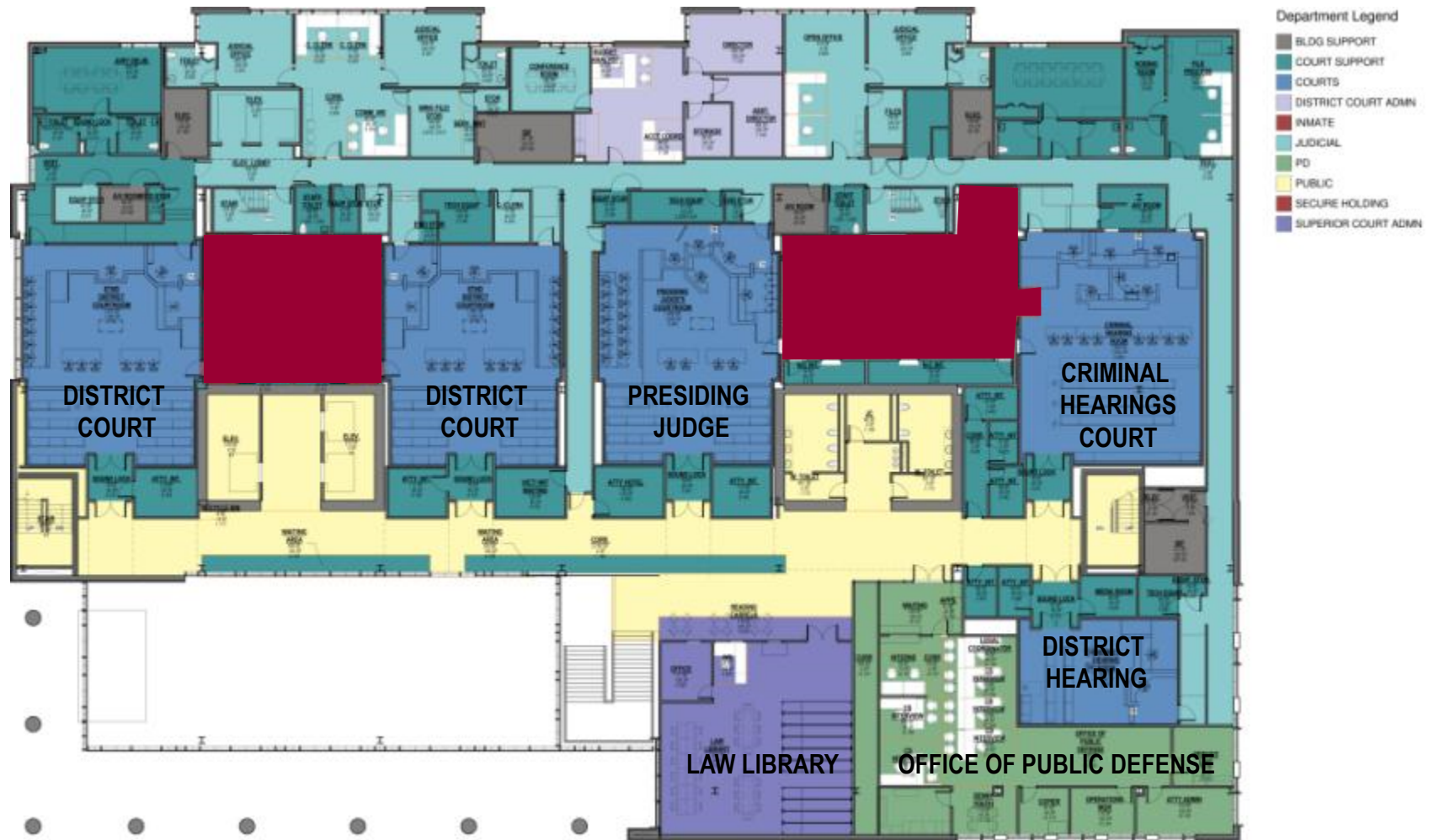




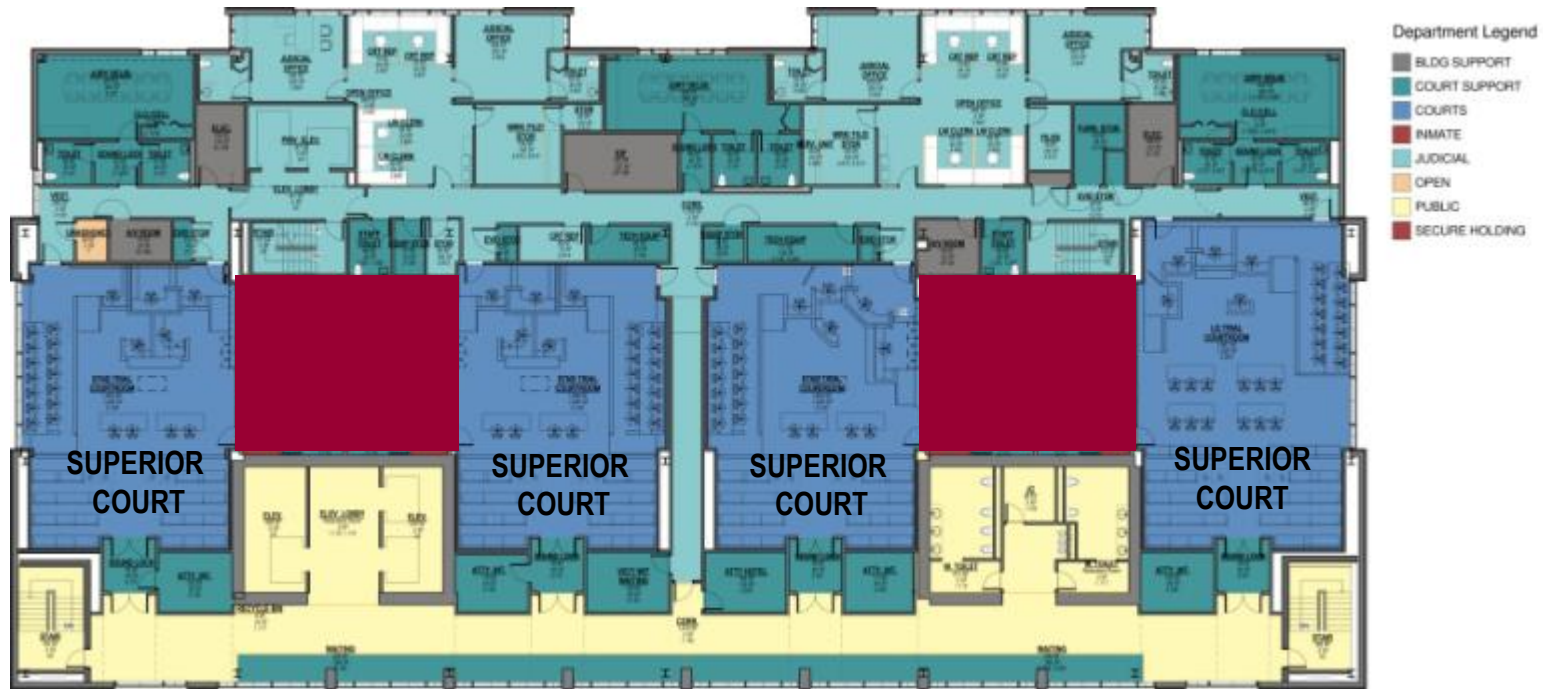
# LEVEL 2



# LEVEL 3

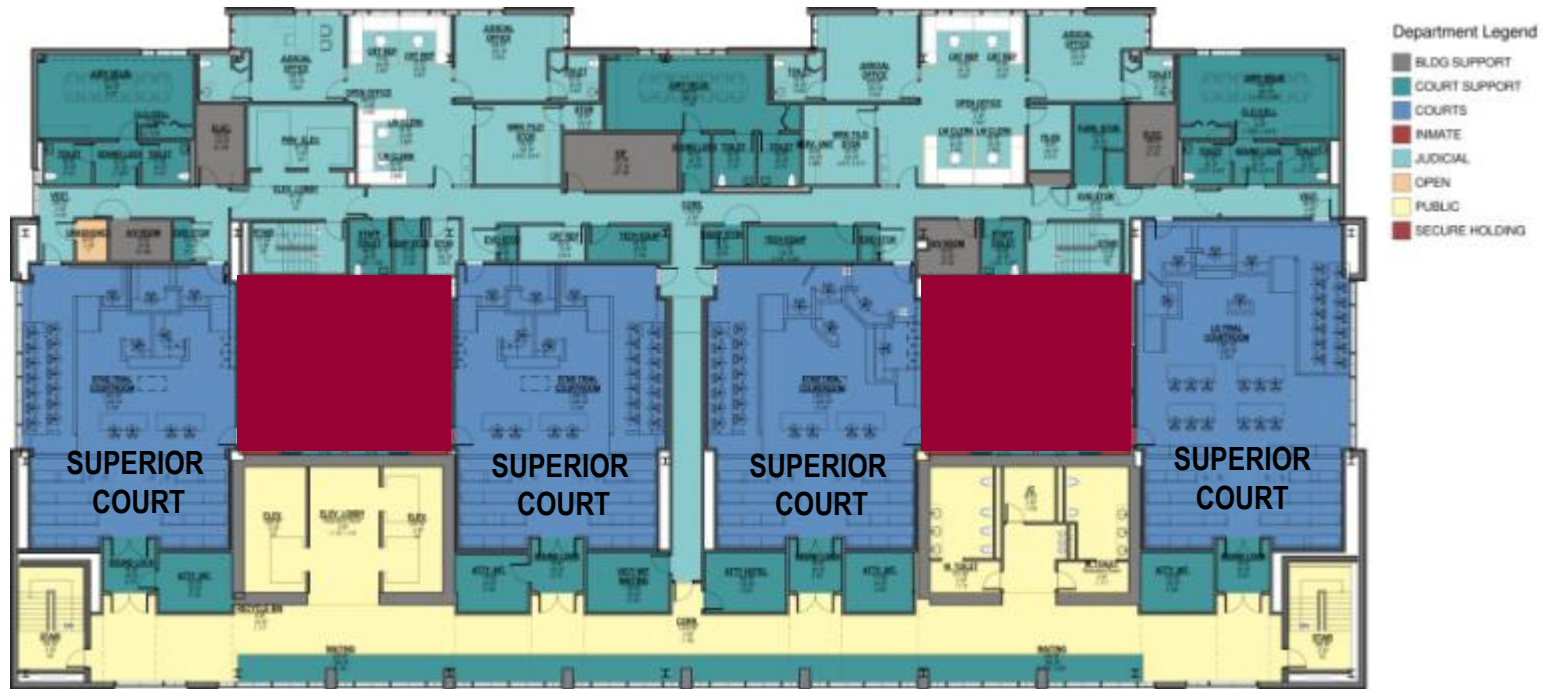


# LEVEL 4



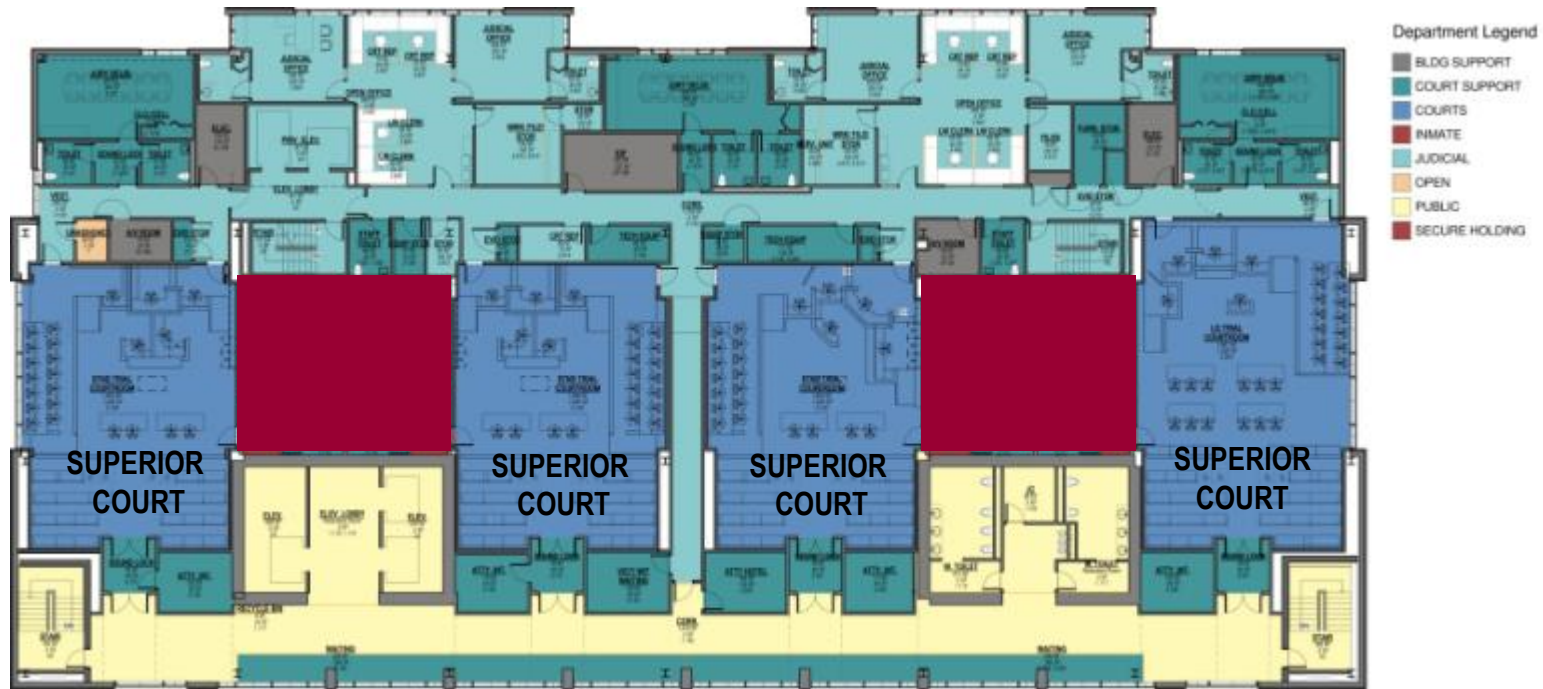


# LEVEL 5





# LEVEL 6



## LEVEL 7



**Department Legend**

- BLDG SUPPORT
- JUDICIAL
- PA
- PUBLIC
- SUPERIOR COURT ADMIN

**JUDICIAL CONFERENCE**

**PROSECUTING ATTORNEY**

**SUPERIOR COURT ADMIN**

**SUPERIOR  
COURT  
ADMIN**



# LONGTERM EXPANSION TO COURTS

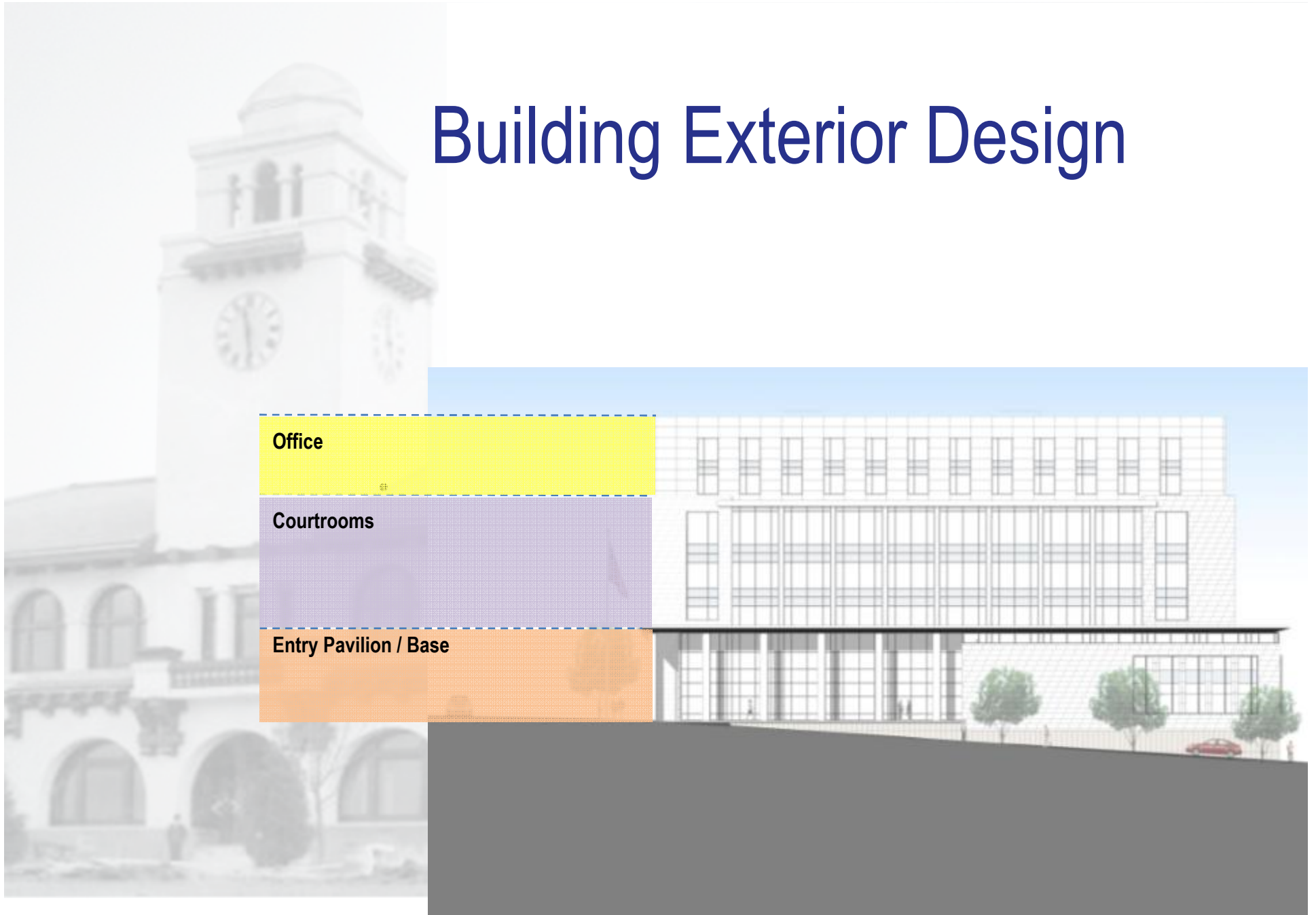


# Building Exterior Design

**Office**

**Courtrooms**

**Entry Pavilion / Base**



# SOUTH ELEVATION





# WEST ELEVATION



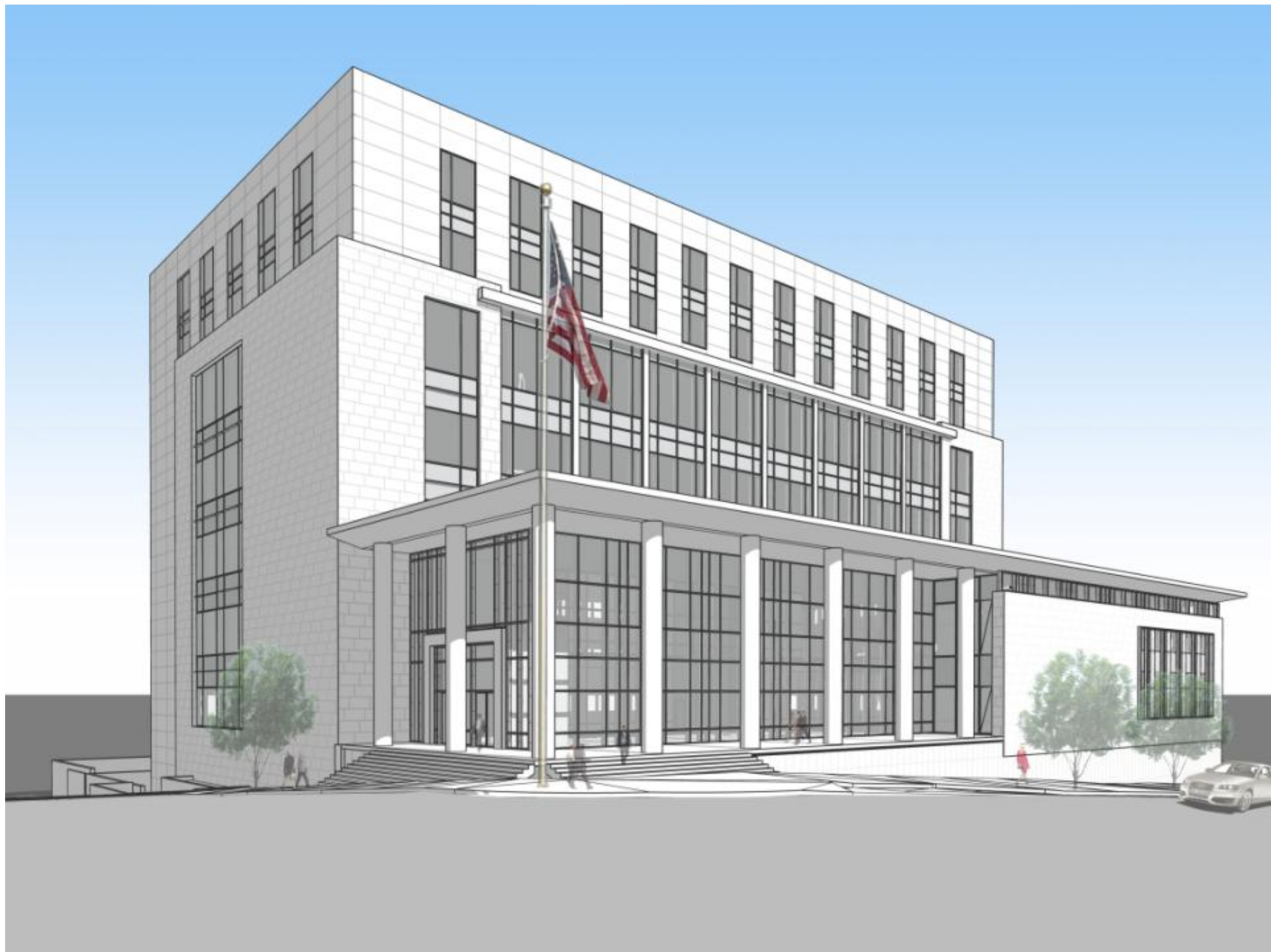
# NORTH ELEVATION

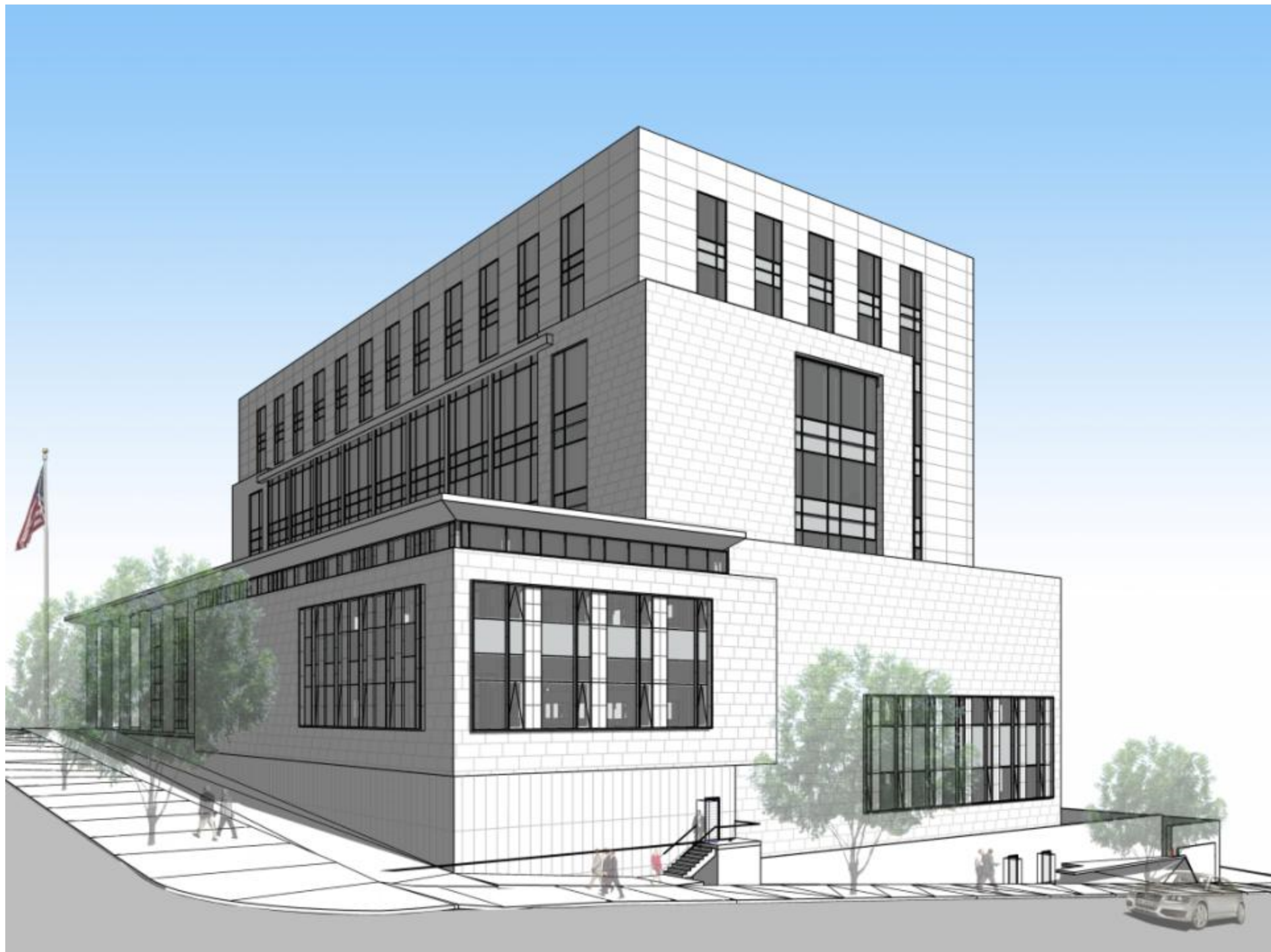


# EAST ELEVATION













# Courtroom Visualization











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